

# Northgate Land Use and Development

## Northgate Planning

### **Seattle Comprehensive Plan**

**(1994, updated 2000, and update underway 2004)**

Established Northgate as an urban center and set targets of 3000 new housing units and 9300 new jobs within 20 years (2014).

### **Northgate Area Comprehensive Plan (1993)**

Established a vision and policies for a vital dense, mixed-use center surrounded by healthy single family neighborhoods. It calls for good vehicular and pedestrian circulation, and an enhanced urban environment that contributes to the commercial core's economic viability.

### **5th Avenue NE Streetscape Design Concept (2003)**

Recommends streetscape design elements to improve pedestrian mobility, neighborhood connections and streetscape design guidelines (NE 112<sup>th</sup> Street to NE 100<sup>th</sup> Street). The first phase of improvements near the new Northgate library, park and community center is funded (\$2 million).

### **Pedestrian and Open Space Plan (2004)**

### **Coordinated Transportation Improvement Plan (2005)**

## Northgate Regulations

### **Northgate Overlay District SMC 23.71**

Sets zoning regulations to implement various aspects of the Northgate Area Comprehensive Plan (1993, amended 2003).

### **Northgate Urban Center & Overlay District Design Guidelines**

Adopted in 2003.

**Citywide development regulations and design guidelines also apply to all developments in the Northgate area.**

## Development Process

**Master Use Permit review and decision process SMC 23.76**

**Design Review SMC 23.41**

**State Environmental Policy Act (SEPA) Review SMC 25.05**

